



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3038.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	936	100	936	68,521
TOTALS	936		936	68,521

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	1242	WD DECK A	0	0	0	0	497.00	SF	10.00	10.00	
2	0810	CONCRETE A	0	0	0	0	190.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	0		RS-2	50.00	100.00	50.00	FF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	936	103.0000	92.96	87,011	1966	1966	0	0	21.25	78.75
1 SINGLE FAM - 0% - 2023											
Heated Area: 936 HX Base Yr											
24 39 24 39											
BAS 1993											
5406 WALDRON ST, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE											

TOTAL OB/XF											
1,291											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 8
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		68,521	
TOTAL MARKET OB/XF VALUE		1,291	
TOTAL LAND VALUE - MARKET		375,000	
TOTAL MARKET VALUE		444,812	
SOH/AGL Deduction		0	
ASSESSED VALUE		444,812	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		444,812	
TOTAL JUST VALUE		444,812	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		364,032	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M037062	H/AC	1,000	05/01/2003
B0007467	REMODEL	10,000	08/01/2000
8304	REPAIR/RRF	2,000	08/12/1992

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2610/0582	12/20/2022	QC	U	I	11	100	
GRANTOR: STAMPS SPURGEON M JR							
GRANTEE: BURNEY-PETTIFORD BE							
1248/0607	7/26/2004	QC	U	I	06	100	
GRANTOR: STAMPS MIRIAM &							
GRANTEE: STAMPS SPURGEON JR							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W39 S24 E39 N24 \$.											